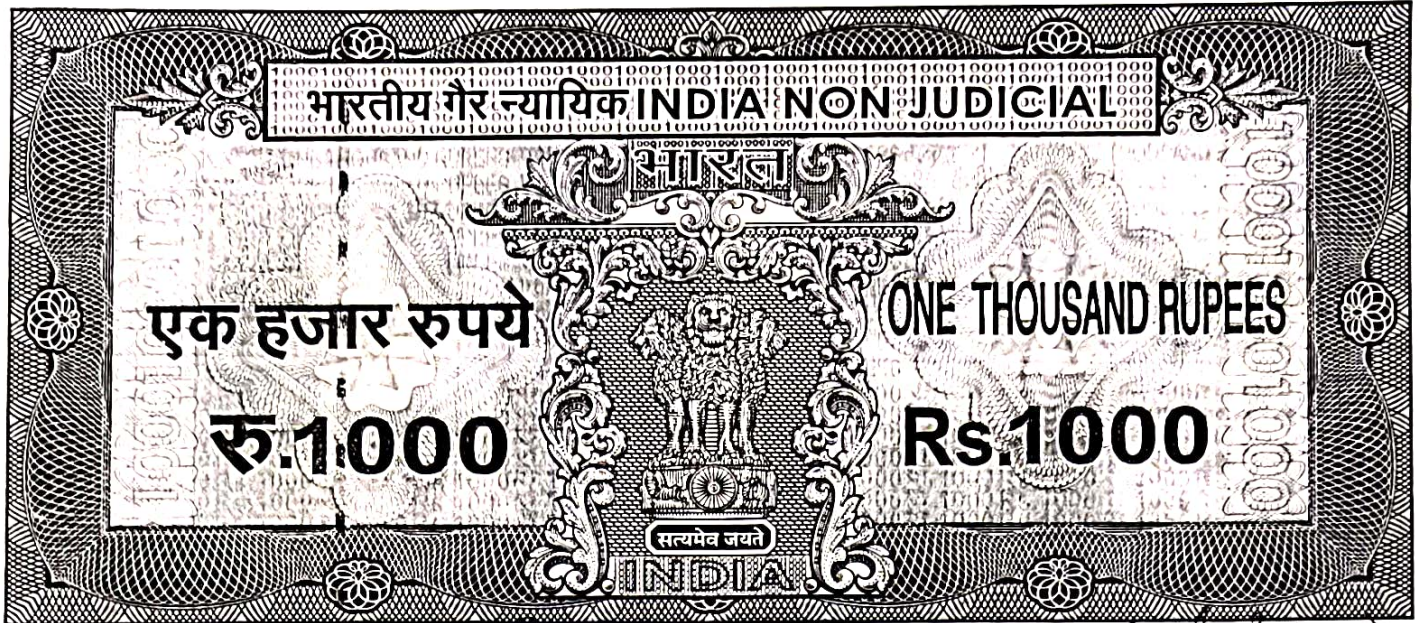


Serial No. :- 11464

Circle :-

Book No. :- 4

Deed No. :- 75



बिहार BIHAR

6302
३५-६-२५

विष्णु कुमार जैन २५१० नौपनगर
नौपनगर भागलपुर

लॉ एंड ऑर्डर
AZ 453062

Serial No. :- 114025

21 JUN 2025

कोषागार पदाधिकारी



Govt. of Bihar
District Registry Office, Bhagalpur
Summary of Endorsement

जवाहर लाल सिंह
Deed No. :- 75
मुद्रांक विधेता, भागलपुर
ला० नं०-१७-८७

This document was presented for registration on 14/07/2025 by Bishnu Kumar Jain. A Stamp Duty of Rs. 11000/-, Registration Fee of Rs. 2000/- and other Fees of Rs. 500/- have been paid in it. The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants, and their Identifier who have admitted execution before me, are affixed on the reverse page.

This document has been registered as Deed No. 75 in Book No. 4 Volume No. 2 on pages from 374 to 390 and has been preserved in total 15 page in database.

Date : 14/07/2025

Application No. : 250500862339

Signature with Date
Sri Binay Saurabh
Registering officer, Bhagalpur

सचिव कोषागार
भागलपुर

PARTNERSHIP DEED

This Deed of Partnership is executed at Bhagalpur on this 10th day of JULY 2025 by and;

Scanned By
Operator



Richa Devi Jain
10/07/25
Anchal Jain
10/07/25

District Registry Office, Bhagalpur (2200)

Application No	250500862339	Registration year	2025	Serial No	11464	Deed No	75
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Details Captured By Office							Details from UIDAI (if Consent Yes)	
Party Details	Photo	Thumb	Index	Middle	Ring	Little	Aadhaar Photo	eKYC Detail
Party Type : Partner Name : Richa Devi Jain Sign & Date <i>Richa Devi Jain</i> 14/7/25								Name : Richa Devi Jain Date & Time : 14/07/2025 01:28 PM Aadhaar : *****0118
Party Type : Partner Name : Bishnu Kumar Jain Sign & Date <i>Bishnu Kumar Jain</i> 14/7/25								Name : Bishnu Kumar Jain Date & Time : 14/07/2025 01:27 PM Aadhaar : *****2012
Party Type : Partner Name : Basant Kumar Jain Sign & Date <i>Basant Kumar Jain</i> 14/7/25								Name : Basant Kumar Jain Date & Time : 14/07/2025 01:28 PM Aadhaar : *****2580
Party Type : Partner Name : Hemant Kumar Jain Sign & Date <i>Hemant Kumar Jain</i> 14/07/25								Name : Hemant Kumar Jain Date & Time : 14/07/2025 01:29 PM Aadhaar : *****2796
Party Type : Partner Name : Aanchal Jain Sign & Date <i>Aanchal Jain</i> 14/07/25								Name : Aanchal Jain Date & Time : 14/07/2025 01:29 PM Aadhaar : *****5383
Party Type : Identifier Name : Sanjay Singh Sign & Date <i>Sanjay Singh</i> 14/07/25								Name : Sanjay Singh Date & Time : 14/07/2025 01:30 PM Aadhaar : *****2321
Party Type : Attesting Witness Name : Amit Bhuwania Sign & Date	N/A							



बिजु कुमार जैन
14/07/25

BETWEEN

1. **BISHNU KUMAR JAIN** S/o: Late Chotte Lal Jain, aged about 71 years, resident of C.T.S. Road, Marwari Patti, Nathnagar, Bhagalpur, Bihar - 812006 having **PAN: AESPJ3654H and Adhaar No: 9619 6352 2012**, here-in-after called the "**FIRST PARTY**" which term unless repugnant to the context will mean and includes his legal heirs, nominees, assigns and legal representatives.

AND

2. **BASANT KUMAR JAIN** S/o: Bishnu Kumar Jain, aged about 48 years, resident of C.T.S. Road, Marwari Patti, Nathnagar, Bhagalpur, Bihar - 812006 having **PAN: AEUPJ6364A and Adhaar No: 5663 5969 2580**, here-in-after called the "**SECOND PARTY**" which term unless repugnant to the context will mean and includes his legal heirs, nominees, assigns and legal representatives.

AND

3. **HEMANT KUMAR JAIN** S/o: Bishnu Kumar Jain, aged about 41 years, resident of C.T.S. Road, Nathnagar, Bhagalpur, Bihar - 812006 having **PAN: AFMPJ7824A and Adhaar No: 3635 8791 2796**, here-in-after called the "**THIRD PARTY**" which term unless repugnant to the context will mean and includes his legal heirs, nominees, assigns and legal representatives.

AND

4. **RICHA DEVI JAIN** W/o : Basant Kumar Jain and D/o: Binod Kumar Singhania, aged about 43 years, resident of C.T.S. Road, Marwari Patti, Nathnagar, Bhagalpur, Bihar - 812006 having **PAN: AFRPJ6099N and Adhaar No: 4963 6645 0118**, here-in-after called the "**FOURTH PARTY**" which term unless repugnant to the context will mean and includes her legal heirs, nominees, assigns and legal representatives.

AND

5. **AANCHAL JAIN** W/o : Hemant Kumar Jain and D/o: Gauri Shankar Poddar, aged about 38 years, resident of C.T.S. Road, Nathnagar, Bhagalpur, Bihar - 812006 having **PAN: ARZPJ7183P and Adhaar No: 2133 0711 5383**, here-in-after called the "**FIFTH PARTY**" which term unless repugnant to the context will mean and includes her legal heirs, nominees, assigns and legal representatives.

THE PARTIES hereto are hereinafter referred to as "**PARTNERS**"

WHEREAS, all the parties to this Deed having considered it profitable to engage themselves in the Business of acquisition, development, construction, improvement, letting out, operating and selling or otherwise disposing of the Property and to engage in actions necessary, convenient or incidental to all of the foregoing, in partnership for the mutual benefit of all



Richa Devi Jain
10/07/25

Aanchal Jain
10/07/25

Basant Kumar Jain
10/07/25

Hemant Kumar Jain
10/07/2025

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under the name and style of "**JAIN CONSTRUCTION AND DEVELOPERS**" by contributing the required finance.

AND WHEREAS it is considered expedient to reduce the terms and conditions governing the partnership into writing in order to avoid any misunderstandings in future. Hence, it is witnessed and it is hereby mutually agreed as under:

1. This Partnership comes into effect from **8TH of September, 2024** and shall be a partnership at will.
2. The business of the Partnership shall be carried on under the name and style of "**JAIN CONSTRUCTION AND DEVELOPERS**".
3. The principal place of the business of the partnership shall be at **Shivchand Roy Chotelal Lane No. 01, Bhagwan Mahavir Path, Near Jawahar Talkies, Nathnagar, Bhagalpur, Bihar- 812006** and at such other place or places as may be decided by the partners from time to time.
4. The nature of the business of the partnership shall be as under:

That the business of the partnership shall be that of the work as contractor in connection with any building, road, bridge, canals, wells, dams, embankments and any other works of any kinds whatsoever and manufacture and deal in articles in connection therewith and also to carry on the business of general merchants, commission agents, and general order supplier and to deal in such other items, goods, articles and/or any other products may be further agreed and decided upon the partnership from time to time.

5. **BISHNU KUMAR JAIN**, the first partner, **BASANT KUMAR JAIN**, the second partner, **HEMANT KUMAR JAIN**, the third partner, **RICHA DEVI JAIN**, the fourth partner AND **AANCHAL JAIN**, the fifth partner, shall all be the managing partners as well as the executive partners. All the partners jointly and severally shall be empowered on behalf of the partnership to appoint staff and fix remuneration and to supervise over their work and to dismiss them as and when found necessary, to acknowledge receipt of cash/cheques and goods and give effectual receipts, to incur expenses during the course of business of the partnership, to do all other acts, and things that are usual, necessary, and expedient in carrying on the partnership business. They are jointly and severally authorized to execute and sign all agreements relating to contracts, guarantees and indemnity bonds in favor of Government/



Basant Kumar Jain 10/10/24
Richa Devi Jain 10/10/24
Hemant Kumar Jain 10/10/24
Aanchal Jain 10/10/24

other authorities and also to deal with all types of disputes with the departments.

In short, they are fully empowered, jointly as well as severally, for arbitration to deal with correspondence relating to all Government and other departments and to do all other acts and things that are usual, necessary and expedient in carrying the Partnership business. They are also authorized to execute all the necessary documents pertaining to registration of land, construction agreements etc. in favor of the vendees/customers and buy the lands on behalf of the firm.

6. Bank accounts that are to be opened in the name of the Firm with any one or more Scheduled Banks and all such accounts including current accounts whether in deposit or overdrawn and all types of overdraft accounts shall be operated by either or individually on behalf of the partnership by any of the partners **BISHNU KUMAR JAIN OR BASANT KUMAR JAIN OR HEMANT KUMAR JAIN OR RICHA DEVI JAIN OR AANCHAL JAIN**. They shall be empowered on behalf of the partnership to execute, endorse and discharge all types of instruments like Hundies, Cheques, Drafts etc.
7. Proper books of accounts of the partnership business shall be maintained and the same shall be closed and adjusted every year ordinarily on 31st March; though the parties hereto may with mutual consent select any other day in any other month.
8. Profits including capital profit or loss ascertained in accordance with the above clause shall be divided amongst or borne by the partners as the case may be in the following manner:

S. No.	Name of the Partners	Extent of Shares of Profit
1.	BISHNU KUMAR JAIN	30%
2.	BASANT KUMAR JAIN	20%
3.	HEMANT KUMAR JAIN	20%
4.	RICHA DEVI JAIN	15%
5.	AANCHAL JAIN	15%
	Total	100%

9. The Capital Invested by each of the parties in aforesaid business stands in the name of each party in the books of the partnership firm and the capital so invested will carry simple interest at the rate of 12% (Twelve Percent) per annum or such rate as may be mutually agreed upon or



Basant kumar jain 10/07/15
Richa Devi Jain 10/07/15
Hemant kumar jain 10/07/15
Aanchal Jain 10/07/15

prescribed under section 40(b) of the Income Tax Act, 1961 shall be payable by partnership on the amount standing to the credit of Capital A/c. The interest so paid will be considered as business expenses.

However the partners may by their mutual consent, add, amend, alter, modify, reduce and vary this clause in any manner as mutually decided between them from time to time.

10. Remuneration to Partners:

All the parties agreed hereto that all the five partners (hereinafter referred to as working partners) shall devote their time and attention in the affairs of the partnership, as the circumstances needs may require.

That the aggregate amount of remuneration payable to working partners will be the maximum amount allowable as deduction under the provisions of Income Tax Act, 1961 and such aggregate amount of remuneration shall be allocated amongst all the working partners in the profit sharing ratio.

However in case of losses no remuneration would be paid or in case of inadequacy of Profits, the same would be restricted to such available profits.

However the partners may by mutual consent add, amend, modify, reduce, and vary this clause in any manner as may be mutually decided between them from time to time.

11. The partnership shall be terminable at the WILL of the partners. However, any partner may retire from the partnership business after giving three months' Notice, of his/her intention to do so in advance, to other partners.

12. Death, retirement or insolvency of any of the partner shall not have the effect of dissolving of the partnership and the business of the Firm shall continue to be carried on by admitting new partner in the vacancy caused; if deemed necessary with mutual consent.

13. The Parties hereto can take loans & loans from bank in the name of the partnership with mutual consent.

14. In the case of death or retirement of any partner, the retiring partner or the legal heirs of the deceased partners shall be given the balance in the



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Basant Kumar Jain 10/07/25
Richa Devi Jain 10/07/25

Hemant Kumar Jain 10/07/25
Anchal Jain 10/07/25

capital account and share of profits or losses till the date of death or retirement.

15. In the case of dispute or differences of opinion between partners either on the interpretation of the terms of this deed or any of the partnership affairs the same shall be settled by Arbitration and the Provisions of the Indian Arbitration Act shall apply.
16. Any of the term or terms of this deed may be amended, abandoned or otherwise be dealt with and the same shall be reduced in writing which shall have the same effect as if embodied in this deed.
17. The provisions of the Indian Partnership Act in so far as they are not contained herein shall be deemed to have been incorporated into these presents.

IN WITNESS WHEREOF THE PARTNERS HERETO HAVE SET THEIR HANDS ON DATE, MONTH AND YEAR, FIRST HEREIN ABOVE MENTIONED.

WITNESS :

① संजय सिंह

पिता-शमबिलास सिंह
पता - पिपरपांती नाथनगर
10/07/25 भागलपुर

② AMIT BHUWANIA
S/o - Pramod Bhuwania.
Nathnagar, Bhogelpur.
10/07/25

SIGNATURE

1.

(Bishnu Kumar Jain)
(FIRST PARTY)

2.

(Basant Kumar Jain)
(SECOND PARTY)

3.

(Hemant Kumar Jain)
(THIRD PARTY)

4.

(Richa Devi Jain)
(FOURTH PARTY)

5.

(Aanchal Jain)
(FIFTH PARTY)

Drafted by:-

Pranayam Kumar
10/07/25 Advocate
En No- 570/86

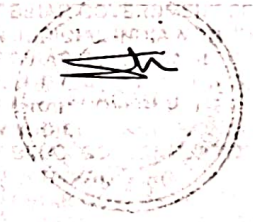




INDIA NON JUDICIAL Government of Bihar

e-Stamp

Certificate No. : IN-BR-2501291162
Certificate Issue Date : 30-Jun-2025 12:23 PM
GRN No. : BHR20250601103469E
Unique Doc Reference : EST-BR-2200-2500012430
Party Name : BISHNU KUMAR JAIN
Purchased by : BISHNU KUMAR JAIN
Purpose : Partnership Article no (46(a))
Stamp Duty Paid (Rs.) : 10000 (Ten Thousand Only)
Reg. Fee (Rs.) : 2000 (Two Thousand Only)
LLR & P Fee (Rs.) : 0 (Zero Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 500 (Five Hundred Only)
Total Amount (Rs.) : 12500 (Twelve Thousand Five Hundred Only)



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10/07/25

Basant kumar jain
10/07/25

Hemant kumar jain
10/07/25

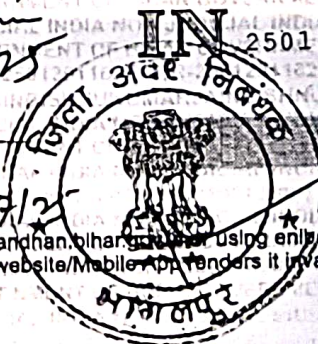
Richa Deri Jain
10/07/25

Aanchal Jain 10/07/25



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enlbandhan.bihar.gov.in> using enlbandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '46(a)'. Also admissible under section 26(a) or the B.T. Act.

Stamp duty paid under Indian Stamp Act Rs. 10000
Addl. Stamp duty paid under Municipal Act. Rs. 0

Amt. Paid By N.J. Stamp Paper Rs. 1000
Amt. Paid Through Bank Challan Rs. 0

Registration Fee						LLR+Proc Fee	Service Charge
A1	1000 C	0 H1b	0 K1a	0 L1i	0	LLR Rs. 0	Rs.500
A8	0 D	0 H2	0 K1b	0 L1i	0	Proc.Fee Rs. 0	
A9	0 DD	1000 I	0 K1c	0 Mb	0	Total Rs. 0	
A10	0 E	0 J1	0 K2	0 Na	0		
B	0 H1a	0 J2	0 Li	0			
Total 2000							

Total amount paid (Reg. Fee+LLR, Proc+Service Charge) in Rs - 2500

Date : 14/07/2025

Sd/-
Sri Binay Saurabh
Registering Officer
Bhagalpur (2200)

Endorsement under section 52

Presented for registration at Registration Office, Bhagalpur (2200) on Monday, 14th July 2025 by Bishnu Kumar Jain S/O Late Chotte Lal Jain by profession Business Status: Partner.

Signature/L.T.I of Presentant

Date: 14/07/2025

Sd/-
Sri Binay Saurabh
Registering Officer
Bhagalpur (2200)

Endorsement under section 58

Execution is admitted by Richa Devi Jain, Bishnu Kumar Jain, Basant Kumar Jain, Hemant Kumar Jain, Aanchal Jain and Identified by the person (1. Name Sanjay Singh, Age 41, Sex Male, S/O Rambilash Singh, AT-PIPARPANTI NATHNAGAR BHAGALPUR) whose Names, Photographs Fingerprints and Signature are affixed as such on back page/pages of the instrument.

Date : 14/07/2025

Sd/-
Sri Binay Saurabh
Registering Officer
Bhagalpur (2200)

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhagalpur (2200) in Book 4 Volume No. 2 on pages on 374 - 390 for the year 2025 and stored in database of year 2025. The summary of document No 75/2025 is printed on the front page of the document.

Date : 14/07/2025

Sd/-
Sri Binay Saurabh
Registering Officer
Bhagalpur (2200)

Application No : 250500862339

Book No : 4

Year : 2025

S.No.11464

Deed No. : 75